SR 83 (Width Varies)

FMLY S.R. 76

SEE C/L SURVEY PLAT LOR-90-13.01 R/W PLAT BOOK 25, PAGE 49

Center Road (60' & Width Varies)

FMLY S.R. 76

A.K.A. WOOSTER-AVON LAKE RD)

I-90 (Variable Width)

POWDERMAKER ROAD (80' & Width Varies)

(A.K.A. Avon-Chester Rd)

SECTION 15

SECTION 16

N01°21'53"E 184.39'

STA 1068+91.63 I.R. 90

STA 991+20.22 (RELOC SR 76)

N88°24'21"W 99.09'

994+0

996+0

998+0

1000+0

1001+0

STA 13+84.33 (AVON-CHESTER RD.)

STA 1000+91.57 (RELOC SR 76)

1" I.Pin Fd/Used

N88°38'07"W 134.33'

106.32' ODOT & OBS

N88°38'07"W 130.00'

04-016-103-043
THE STATE OF OHIO
(PCL 129WL)

N01°43'18"E CALC
N01°41'28"E ODOT REC

100.00'

STA 1069+93.16 CALC
STA 1069+93.02
315.33' LT (REC)
315.26' LT. CALC

STA 1069+93.76
315.33' LT (REC)
315.26' LT. CALC

04-016-103-031
THE STATE OF OHIO
VOL. 957, PG. 470
0.14 ACRE
(PCL 138WL)

STA 996+35.45 CALC
STA 996+35.15 DEED
104.45' RT. DEED
104.45' RT. CALC

STA 997+85.58 CALC
104.45' RT. CALC

STA 997+85.90 (DEED)
100.00' RT. (DEED)

WEST LINE OF "YARB" DRAIN BETWEEN DIVERSION AT SECTION LINE AND 1080.85' ELY OF I-90 CL

N01°43'18"E CALC
N01°41'28"E ODOT DEED

ODOT NON-CLOSING LINE

159.45' DEED
157.95 RESIDUE
(PCL 137WL)
04-016-103-039
THE STATE OF OHIO VOL. 965, PG. 886

S02°16'59"W (DEED)
N02°17'23"E
158.56

N02°17'23"E 27.04' CALC

30.35' 30.30' CALC

STA 996+00.00 DEED & USED
150.00' RT. DEED & USED
150.00' RT. DEED & CALC
(HELD)

STA 996+35.34 CALC
STA 996+35.22 DEED
150.48' RT. DEED & CALC

STA 997+93.89 CALC
STA 997+93.90 DEED
133.05' RT. DEED

200.00' TO C/L
(PCL 136WL)
S01°41'28"W DEED
224.20' DEED

N01°41'21"E
226.14'

04-016-103-027
THE STATE OF OHIO
VOL. 955, PG. 389

EX. ODOT DEED MIS-CLOSES 1.67'N 3.56'W

STA 1000+58.00 (DEED)
134.33' RT. (DEED)

STA 1000+58.00
134.33' RT. (CALC)

S88°37'47"E 538.34' CALC

STA 1000+58.00
88°38'05" CALC
40.01'

STA 1546+73
40.00' RT.

N01°43'08"E

04-016-103-028

04-016-103-036
MILKMART PROPERTY XXIX, LLC
2001 0775892

S01°43'08"W
300.00' TO C/L (DEED)

04-016-103-038

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

S01°43'08"W
300.00'

04-016-103-040
JACK H. SWEET
1999 0650667

04-016-103-026

04-016-103-024
MARGAM INVESTMENT, LTD
2003 0885786

04-016-103-009

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	42.70'	60.00'	40°46'19"	41.80'	S51°52'13"W	22.3'
C2	30.65'	60.00'	29°16'02"	30.32'	S16°51'03"W	15.67'

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO THE RECORD BEARING OF CENTER ROAD AS SHOWN BY CENTERLINE PLAT FOR ODOT PROJECT I-OR-90-19.95, RECORDED IN PLAT BOOK 25, PAGE 49 OF LORAIN COUNTY RECORDS.

ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM C. VONDRA JR. P.S. — 5/28/03 DATE

STATE OF OHIO · WILLIAM C. VONDRA JR. S-7476 · REGISTERED · PROFESSIONAL SURVEYOR

TO BE RETAINED BY THE STATE
PCL140 res. W'ly
33,535 sq. ft.
0.7699 acres
(E)

Exist 4.5' Chain Link Fence

EX DEED 1.5' MIS-CLOSES 0.46'
N05°54'01"W CALC
164.25' CALC
N05°54'01"W DEED
164.46' DEED

S88°24'20"E 248.22' DEED & HELD

S88°24'20"E 117.76' DEED CALC
117.67' CALC

114.73' DEED
114.45' CALC

STA 1071+12.06 CALC
STA 1071+12.16
414.81' LT (DEED)
414.81' LT (CALC)

1" I.Pipe Fd
0.03'S
1.91'W

3/8" I.Pin Fd
0.07'S
1.97W

2" I.Pipe Fd
0.78'S
2.34'W

1/2" I.Pipe Fd
1.82'N
0.54'W

04-016-103-020
THE STATE OF OHIO
VOL. 953, PG. 587

(PCL 139WL)
0.41 ACRES

04-016-103-035
MILKMART PROPERTY XXIX, LLC
2001 0775892

04-016-103-017
THE STATE OF OHIO
515.70' DEED & USED
(PCL 144WL)
1.18 ACRES

04-016-103-015
THE STATE OF OHIO
(PCL 143WL)
1.18 ACRES

S88°24'21"E 515.14'

S88°37'47"E 614.91' (O/A-O/L) ODOT & USED

S88°24'21"E 514.59'

04-016-103-015
THE STATE OF OHIO
(PCL 142WL)
1.18 ACRES

514.03' S88°24'21"E

04-016-103-014
THE STATE OF OHIO
VOL. 934, PG. 864
(PCL 141WL)
1.18 ACRES

513.48' S88°24'21"E

N88°24'21"W 422.48'

04-016-103-013
THE STATE OF OHIO
VOL. 938, PG. 473
(PCL 140WL)
1.18 acres

S88°24'20"E 512.37'

511.81' C/L CENTER RD TO OLD P/L
511.85' DEED
483.75' CALC-RESIDUE

04-016-103-032
ROBERT A SHELTON JR.
NANCY M. SHELTON
O.R. 1190, PG. 786
1.04 ACRES

N88°24'20"W

R/W FENCE 1.5' CLEAR

S12°39'20"E 512.92' DEED CALC

N88°24'20"W

5/8" I.Pin Fd
Fd
0.67'N
0.73'E
(I.D. Resor)

STA 1072+41.98 CALC
STA 1072+41.46 DEED
314.32' LT (DEED)
314.32' LT (CALC)

CONSOLIDATED PARCEL
39,930sq. ft
0.9167 acres
(D)

Exist 4.5' Chain Link Fence
200.72' CALC
N88°31'28"W

182.78' CALC
S88°24'20"E
159.22' DEED CALC
159.66' CALC

04-016-103-022
AVONCOMM CO. LTD.
DOC. NO. 1998 054 3711

Convey to AVONCOMM CO. LTD.
8,829 sq. ft.
0.2027 acres
(B)

Convey to AVONCOMM CO. LTD.
472 sq. ft.
0.0108 acres
(A)

STA 1074+24.76
313.63' LT.

STA 1074+36.69
340.24' LT.

STA 1074+57.01
340.23' LT.

STA 1074+01.68 DEED
STA 1074+01.88
313.32' LT (DEED)
313.32' LT (CALC)

STA 1074+18.67
284.41' LT (CALC)
284.53' LT (DEED)

5/8" PIN SET

CAPPED 5/8" I PINS SET

04-016-103-021
THE STATE OF OHIO
VOL. 953, PG. 589
0.05 ACRES
(PCL 139WD)

CAPPED 5/8" I PINS SET
to CITY-AVON
1,867 sq. ft.
0.0429 acres
(F)

CAPPED
(I.D Resor)
5/8" I.PIN FD
0.04'N
0.20'E

PK NAIL SET

Deed
26.88'

73.12'

STA 54+00

S01°24'13"W

CAPPED 5/8" I PIN SET

S02°13'04"W 70.76'

STA 1074+15.63
213.87' LT.

5/8" PIN SET

Convey to THE CITY OF AVON
8,956 sq. ft.
0.2056 acres
(D)

Exist 4.5' Chain Link Fence
1.5' Clear

N88°24'21"W 91.00'

04-016-103-013
THE STATE OF OHIO
VOL. 938, PG. 473

R=60

N88°24'20"W 105.00'

N88°24'47"W 49.86'

81.92'

20.13'

30.00'

30.00'

100.00'

70.00'

30.00'

100.00'

STA 52+00

CAPPED 5/8" I PIN SET

PK NAIL SET

S01°24'13"W

STA 1075+06.54 I.R. 90

STA 50+00.00 (CENTER RD)

UG ELEC VAULT (UG LINES N&S)

13.32'

100.00'

86.68'

186.68' ODOT & USED

201.85'

S88°24'20"E

04-016-104-012
THE STATE OF OHIO
(PCL 172WL)

04-016-104-011
THE STATE OF OHIO
(PCL 171WL)

04-016-104-010
THE STATE OF OHIO
(PCL 170WL)

04-016-104-009
THE STATE OF OHIO
(PCL 169A WL)

04-016-104-028
THE STATE OF OHIO
(PCL 169WD)

04-016-103-023
THE STATE OF OHIO
(PCL 168WD)

04-016-104-029
WALMART REAL ESTATE BUSINESS TRUST
DOC.# 2002087189

04-016-104-032
JOSEPH TOTH JR. & KATHARINE TOTH, TRS.
DOC.#20010743329

04-016-104-004
WALMART REAL ESTATE BUSINESS TRUST
DOC.# 2002087189

STA 1075+06.63 213.32' LT. DEED
213.32' LT. CALC
STA 1075+06.54 213.32' LT. CALC (REC)
400.00' TO SEC LINE (ODOT RW PLAN & REC)
(768.86' TO C/L POWDERMAKER RD)

STA 1075+06.68 313.32' LT. DEED
313.32' LT. CALC
STA 1075+06.68 340.20' LT. CALC
340.36' LT. DEED
500.00' TO SEC LINE (ODOT RW PLAN & REC)
(668.86' TO C/L POWDERMAKER RD)

STA 1074+76.72 413.12' LT
600.00' TO SEC LINE (ODOT RW PLAN & REC)
(568.86' TO C/L POWDERMAKER RD)

STA 1075+06.72 413.12' LT
600.00' TO SEC LINE (ODOT PCL 139WL - NOT USED)
(568.86' TO C/L POWDERMAKER RD)

1 1/2" I.Pin Fd
0.93'S
1.14'W

1" I.Pipe Fd
0.29'S
0.32'W

30.00' DEED & USED

168.86' DEED & USED

STA 56+00

568.86' DEEDS SUM & USED
568.42' ODOT DEED TO PCL 139WL (ERROR)

S01°24'13"W

STA 58+00

982.18' ODOT REC & OBS C/L I-90 TO C/L POWDERMAKER RD

1168.86' DEEDS & USED SECTION LINE TO C/L POWDERMAKER RD
1169.06' ODOT

90.00'

300.00' DEED & USED

161-WD

160-WD

04-016-103-023
THE STATE OF OHIO
VOL. 954, PG. 357

1" I.Pin Fd./Used

120.00'

S88°38'07"E

N01°40'13"E

STA 20+00.00 (AVON-CHESTER RD.)
STA 59+82.18 (ORIG. SR 76)

N84°55'13"E

Situated in the City of Avon, County of Lorain, and State of Ohio and known as being part of Original Avon Township Section No. 16.

● DENOTES CAPPED 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "LDC INC."

○ DENOTES MONUMENT FOUND

REV. No.		DATE	BY	CH'K'D
1	SURVEY FOR ADJACENT PARCELS UNCOVERS MISCLOSURES OR CONFLICTS IN ODOT PARCELS 136WL THRU 139WL	2/13/03	WJV	

LDC Inc. d.b.a. LAND DESIGN consultants
www.LDCinc.net
ENGINEERS · PLANNERS · SURVEYORS
8585 East Avenue · Mentor, Ohio 44060 · TEL: (440) 255-8463 (440) 951-LAND (440) 354-6938 · FAX: (440) 255-9575
1471 Lear Industrial Park · Avon, Ohio 44011 · TEL: (440) 937-5601 (440) 937-5602 · FAX: (440) 937-5603

ODOT / AVONCOMM CO. LTD.

Lot Split Map

AVON - LORAIN - OHIO

DATE: May 28th, 2003
SCALE: HOR. 1"=40'
VERT. none
FILENAME: Lot Split-e
COMPUTER: mps
FIELD CREW:

MAP of SURVEY

SHEET 1 OF 1
CONTRACT No. SMITD2-0202